

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Oceanside Developers,
Inc./Oceanside

Case #: 92-R-03

Date: September 9, 2003

Comments:

1. Engineering's comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Oceanside Developers,
Inc./Oceanside

Case #: 92-R-03

Date: September 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Oceanside Developers,
Inc./Oceanside

Case #: 92-R-03

Date: September 9, 2003

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. This shall include the purchase and installation of network equipment required to restore communications impacted by this development.

Recommendations:

1. The City will require the developer to utilize the roof for City communications infrastructure components provided by the developer. This includes, but is not limited to; antennas, repeaters, UPS power supplies, and antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual antennas spaced no less than 4 feet apart. Additional construction and equipment specifications will be made available as required.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Oceanside Developers,
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Date: September 9, 2003

Comments:

1. A minimum of 35% of the gross lot square footage to be in landscape. Sheet L-1 shows a calculation of 36% for "Landscape area, pool and deck". Sheet A-1 shows an area of 40.7% for "Landscape area and recreation deck". Note that "Landscape Area" is planted area, pervious to grade and open to the sky. Provide a plan "overlay" delineating the various landscape areas to verify that the 35% area requirement is met.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. If applicable, overhead lines should be placed underground.
3. Verify any tree removal associated with the demolition of the previous structure. All Tree Preservation Ordinance requirements apply.
4. Signoff plans to be sealed by the Landscape Architect.
5. Additional comments may be made at meeting.

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Division: Planning

Member: Jimmy Koeth,
954-828-5276

Project Name: Oceanside Developers,
Inc./Oceanside

Case #: 92-R-03

Date: September 9, 2003

Comments:

1. Discuss provision for a traffic study (trip distribution) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City’s cost for these consultant services.
2. Provide text narrative indicating project’s compliance (point by point) with the City’s Design and Community Compatibility Criteria.
3. Provide setbacks (dimensions) to the property lines on elevations and floor plan. Provide roof plan indicating screening of any mechanical equipment.
4. Recommend presenting proposal to neighborhood association and neighbors for public input.
5. Label all colors on elevations. Also, provide color rendering.
6. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
7. Discuss vehicular stacking from SR A-1-A and NE 23 St. with Engineering Rep. and applicant at the meeting.
8. Provide detail for all proposed fencing and walls.
9. List sq. ft. of units in tabular data.
10. Provide additional architectural detailing to building’s East, North and South facades.

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11. What are “SB”, “AA” and “CM” on Landscape Plan? All are NOT listed in the Landscape table. List in table. Will have additional comments after information is provided.
12. Discuss provision for vehicular screen wall for automobiles under the building with applicant at the building.
13. Provide an approval letter from the Broward County Emergency Management Division indicating that, with the addition of the subject project, an acceptable level of service of hurricane evacuation routes will be maintained as well as the county’s emergency shelter capacity.
14. Discuss provision for continuous street trees along SR A-1-A and NE 23 St. with Landscape Rep. at the meeting. Also, discuss provision for buffer trees of varied heights.
15. Label all streets on the site plan.
16. Pursuant to ULDR Sec. 47-25.2.P, Adequacy requirements for historical and archeological resources, all proposed developments on the barrier island may be required to complete a Phase I (reconnaissance-level) archeological survey and written report and to comply with all state, county and local laws pertaining to the same. At a minimum, the applicant shall be required to obtain written confirmation from the County’s Historic Preservation Commission that the site has no archeological or historical significance. For further information, please contact Mike Ciesielski, at 828 5256 or James Cromar, at 828-8958 for further information.
17. Discuss provision for R-O-W dedication or easement with Engineering Rep. at the meeting.
18. Additional comments may be forthcoming at DRC meeting.

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| Division: | Police | Member: | Det. C. Cleary- Robitaille (954) 828-6419 |
| Project Name: | Oceanside Developers, Inc./Oceanside | Case #: | 92-R-03 |
| Date: | September 9, 2003 | | |

Comments:

1. The parking garage as well as the parking lot should meet the standards set by the IESNA for lighting.
2. The first floor of the parking garage should be enclosed to keep unwanted traffic, both vehicular and pedestrian, from entering.
3. Access control should be implemented at the parking garage entrance, as well as the elevators located in the garage.
4. Stairwells, at grade level, should not allow access but egress only.
5. Access control should be implemented in the foyer entrances.
6. Impact- resistant glass should be used on all glazed areas.
7. Landscaping should not interfere with the illumination of the parking lot lighting fixtures.
8. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Oceanside Developers,
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Case #: 92-R-03

Date: September 9, 2003

Comments:

1. Provide a text narrative outlining compliance with the City's Beach Design Guidelines, Neighborhood Compatibility and Modification of Required Yards prior to Planning and Zoning Board review.
2. Provide a table indicating required and proposed setbacks.
3. Discuss stacking distance and dead-end parking with the Engineering representative.
4. Discuss provision for a seven (7) foot sidewalk along SR A-1-A with the Planning representative.
5. Provide a shadow study pursuant to section 47-23.11.
6. Support columns appear to encroach into the required parking spaces which are 8'x 8" x 18' clear area.
7. Provide a letter of approval from the Broward County Emergency Management Division stating acceptable level of service for Hurricane Evacuation.
8. Additional comments may be forthcoming at DRC meeting.